

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

In re Voras Enterprise Inc.

Case No. 17-45570

Debtor

Reporting Period: November-18

Federal Tax I.D. # 46-1127108

SINGLE ASSET REAL ESTATE COMPANIES

File with the Court and submit a copy to the United States Trustee within 20 days after the end of the month and submit a copy of the report to any official committee appointed in the case.

(Reports for Rochester and Buffalo Divisions of Western District of New York are due 15 days after the end of the month, as are the reports for Southern District of New York.)

REQUIRED DOCUMENTS	Form No.	Document Attached	Explanation Attached
Schedule of Cash Receipts and Disbursements	MOR-1 (RE)		
Bank Reconciliation (or copies of debtor's bank reconciliations)	MOR-1 (CON'T)	X	
Copies of bank statements		X	
Cash disbursements journals			
Statement of Operations	MOR-2 (RE)		
Balance Sheet	MOR-3 (RE)		
Summary of Unpaid Post-petition Debts	MOR-4 (RE)		
Copies of tax returns filed during reporting period			
Rent Roll	MOR-5 (RE)		
Payments to Insiders and Professional	MOR-6 (RE)		
Post Petition Status of Secured Notes, Leases Payable	MOR-6 (RE)		
Cash Flow Projection	MOR-7 (RE)		
Debtor Questionnaire	MOR-8 (RE)		

I declare under penalty of perjury (28 U.S.C. Section 1746) that this report and the attached documents are true and correct to the best of my knowledge and belief.

Signature of Debtor

Date

12/12/18

Signature of Authorized Individual*

Date

12/12/18

Printed Name of Authorized Individual

Nathaniel Montgomery

Date

12/12/18

*Authorized individual must be an officer, director or shareholder if debtor is a corporation; a partner if debtor is a partnership; a manager or member if debtor is a limited liability company.

In re Voras Enterprise Inc.
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SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Amounts reported should be from the debtor's books and not the bank statement. The beginning cash should be the ending cash from the prior month or, if this is the first report, the amount should be the balance on the date the petition was filed. The amounts reported in the "CURRENT MONTH - ACTUAL" column must equal the sum of the three bank account columns. Attach copies of the bank statements and the cash disbursements journal. The total disbursements listed in the disbursements journal must equal the total disbursements reported on this page. A bank reconciliation must be attached for each account. [See MOR-1 (CON'T)]

ACCOUNT NUMBER (LAST 4)	BANK ACCOUNTS			
	OPER	TAX	OTHER	CURRENT MONTH ACTUAL (TOTAL OF ALL ACCOUNTS)
CASH BEGINNING OF MONTH	\$ 66,312.79			
RECEIPTS				
CASH SALES				
ACCOUNTS RECEIVABLE - PREPETITION	\$ -			
ACCOUNTS RECEIVABLE - POSTPETITION	\$ 41,848.40			
LOANS AND ADVANCES				
SALE OF ASSETS				
OTHER (ATTACH LIST)				
TRANSFERS (FROM DIP ACCTS)				
TOTAL RECEIPTS	\$ 41,848.40			
DISBURSEMENTS				
NET PAYROLL				
PAYROLL TAXES				
SALES, USE, & OTHER TAXES				
INVENTORY PURCHASES				
SECURED/ RENTAL/ LEASES				
INSURANCE	\$ 2,222.83			
ADMINISTRATIVE				
SELLING				
OTHER (ATTACH LIST)*	\$ 7,635.73			
OWNER DRAW *				
TRANSFERS (TO DIP ACCTS)				
PROFESSIONAL FEES				
U.S. TRUSTEE QUARTERLY FEES	\$ -			
COURT COSTS				
TOTAL DISBURSEMENTS	\$ 9,858.56			
NET CASH FLOW (RECEIPTS LESS DISBURSEMENTS)	\$ 31,989.84			
CASH – END OF MONTH	\$ 98,302.63			

* COMPENSATION TO SOLE PROPRIETORS FOR SERVICES RENDERED TO BANKRUPTCY ESTATE

* SEE ATTACHMENT

THE FOLLOWING SECTION MUST BE COMPLETED

DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES: (FROM CURRENT MONTH ACTUAL COLUMN)

TOTAL DISBURSEMENTS	9,858.56
LESS: TRANSFERS TO OTHER DEBTOR IN POSSESSION ACCOUNTS	-
PLUS: ESTATE DISBURSEMENTS MADE BY OUTSIDE SOURCES (i.e. from escrow accounts)	-
TOTAL DISBURSEMENTS FOR CALCULATING U.S. TRUSTEE QUARTERLY FEES	

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BANK RECONCILIATIONS

Continuation Sheet for MOR-1

A bank reconciliation must be included for each bank account. The debtor's bank reconciliation may be substituted for this page.

(Bank account numbers may be redacted to last four numbers.)

	Operating #	Tax #	Other #
BALANCE PER BOOKS	92,838.06		
BANK BALANCE	98,302.63		
(+) DEPOSITS IN TRANSIT (ATTACH LIST)			
(-) OUTSTANDING CHECKS (ATTACH LIST) :	5,464.57		
OTHER (ATTACH EXPLANATION)			
ADJUSTED BANK BALANCE *	92,838.06		

*"Adjusted Bank Balance" must equal "Balance per Books"

DEPOSITS IN TRANSIT	Date	Date	Amount
CHECKS OUTSTANDING	Ck. #	Ck. #	Amount
Birch	42418	42418	\$ 64.57
Keith Refrigeration	152	152	\$ 650.00
Gotham Elevator Inspection	159	159	\$ 750.00
Marshal's Office NYC	160	160	\$ 4,000.00

OTHER

In re Voras Enterprise Inc.

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STATEMENT OF OPERATIONS (Income Statement)

The Statement of Operations is to be prepared on an accrual basis. The accrual basis of accounting recognizes revenue when it is realized and expenses when they are incurred, regardless of when cash is actually received or paid.

INCOME	MONTH	CUMULATIVE - FILING TO DATE
Rental Income	\$ 32,151.26	
Additional Rental Income		
Common Area Maintenance Reimbursement		
Total Income (<i>attach MOR-5 (RE) Rent Roll</i>)	\$ 32,151.26	
OPERATING EXPENSES		
Advertising		
Auto and Truck Expense		
Cleaning and Maintenance	\$ 3,300.00	
Commissions		
Officer/Insider Compensation*		
Insurance	\$ 2,222.83	
Management Fees/Bonuses		
Office Expense	\$ -	
Other Interest		
Repairs	\$ -	
Supplies	\$ -	
Taxes - Real Estate		
Travel and Entertainment		
Utilities	\$ 4,335.73	
Fire Monitoring Company	\$ -	
Total Operating Expenses Before Depreciation	\$ 9,858.56	
Depreciation/Depletion/Amortization		
Net Profit (Loss) Before Other Income & Expenses	\$ 22,292.70	
OTHER INCOME AND EXPENSES		
Other Income (<i>attach schedule</i>)	\$ -	
Interest Expense	\$ -	
Other Expense (<i>attach schedule</i>)	\$ -	
Net Profit (Loss) Before Reorganization Items	\$ 22,292.70	
REORGANIZATION ITEMS		
Professional Fees	\$ -	
U. S. Trustee Quarterly Fees	\$ -	
Interest Earned on Accumulated Cash from Chapter 11 (<i>see continuation sheet</i>)	\$ -	
Gain (Loss) from Sale of Property		
Other Reorganization Expenses (<i>attach schedule</i>)		
Total Reorganization Expenses	\$ -	
Income Taxes		
Net Profit (Loss)	\$ 22,292.70	

*"Insider" is defined in 11 U.S.C. Section 101(31).

BREAKDOWN OF "OTHER" CATEGORY**OTHER OPERATIONAL EXPENSES**

Total	\$ -	

OTHER INCOME

OTHER EXPENSES

OTHER REORGANIZATION EXPENSES

Reorganization Items - Interest Earned on Accumulated Cash from Chapter 11:

Interest earned on cash accumulated during the chapter 11 case, which would not have been earned but for the bankruptcy proceeding, should be reported as a reorganization item.

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SUMMARY OF UNPAID POST-PETITION DEBTS

	Number of Days Past Due					Total
	Current	0-30	31-60	61-90	Over 91	
Mortgage						
Rent						
Secured Debt/Adequate Protection Payments						
Professional Fees	\$ 656,332.56					\$ 656,332.56
Real Estate Taxes						
Other Post-Petition debt (<i>list creditor</i>)						
Total Post-petition Debts						\$ 656,332.56

Explain how and when the Debtor intends to pay any past due post-petition debts.

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RENT ROLL

A rent roll must be included for each property. The debtor's rent roll may be substituted for this page. Attach additional sheets as needed.

Property: 601-619 Throop Avenue
Square Footage: 33,405

Tenant	Unit #	Office Area	Warehouse Area	Total Sq. Ft.	% of Bldg.	Lease Type	Lease Term	Lease Start	Lease End	Monthly Rent	Annual Rent	Common Area Maint.
Bedford Stuyvesant Family Health Center	1st Floor Unit A	2,000	0	2,000	5.99%	Commercial	5 Year	10/1/2014	10/31/2019	\$ 5,400.00	\$ 61,540.00	\$ 15,287.48
Metro Urgent Medical Care of Brooklyn PLLC	1st Floor Unit B	4,500	0	4,500	13.47%	Commercial	10 Year	11/21/2014	11/21/2024	\$ 11,896.67	\$ 139,500.00	\$ 34,368.40
Vacant	2nd Floor	6,616	0	6,616	19.87%	Commercial	0			\$ -	\$ -	\$ -
Brooklyn Legal Services Corp A	3rd Floor	6,127	0	6,127	18.36%	Commercial	2 Year	7/1/2016	6/30/2018	\$ 11,759.58	\$ 141,130.00	\$ 46,833.16
Vacant	4th Floor	4,705	0	4,705	15.88%	Commercial	0			\$ -	\$ -	\$ 40,527.08
Vacant Unit A	5th Floor	1,900	0	1,900	5.69%	Commercial	0			\$ -	\$ -	\$ 14,517.92
Vacant Unit B	5th Floor	2,805	0	2,805	10.19%	Commercial	0			\$ -	\$ -	\$ 26,009.16
New Cingular Roof Antenna	Roof		0			Commercial	5 Year			\$ 3,095.01	\$ 37,140.00	
									Totals	\$ 32,151.26	\$ 379,310.00	\$ 177,543.20

Notes:

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PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown on the Cash Receipts and Disbursements Report (MOR-1) list the amount paid to insiders (as defined in Section 101(31) (A)-(F) of the U.S. Bankruptcy Code) and to professionals. For payments to insiders, identify the type of compensation paid (e.g. Salary, Bonus, Commissions, Insurance, Housing Allowance, Travel, Car Allowance, Etc.). Attach additional sheets if necessary.

INSIDERS			
NAME	TYPE OF PAYMENT	AMOUNT PAID	TOTAL PAID TO DATE
TOTAL PAYMENTS TO INSIDERS			

PROFESSIONALS					
NAME	DATE OF COURT ORDER AUTHORIZING PAYMENT	AMOUNT APPROVED	AMOUNT PAID	TOTAL PAID TO DATE	TOTAL INCURRED & UNPAID*
TOTAL PAYMENTS TO PROFESSIONALS					

* INCLUDE ALL FEES INCURRED, BOTH APPROVED AND UNAPPROVED

POST-PETITION STATUS OF SECURED NOTES, LEASES PAYABLE AND ADEQUATE PROTECTION PAYMENTS

NAME OF CREDITOR	SCHEDULED MONTHLY PAYMENT DUE	AMOUNT PAID DURING MONTH	TOTAL UNPAID POST-PETITION
TOTAL PAYMENTS			

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CASH FLOW PROJECTION FOR THE PERIOD 01/01/18 THROUGH 01/31/18

A cash flow projection must be included for each property. The debtor's cash flow projection may be substituted for this page. Attach additional sheets as needed.
This projection needs to be completed at the beginning of the case, every year, or when there are significant changes (i.e. tenant change, rent change, etc.)

Property: 601-619 Throop Avenue
Square Footage: 33,405

	October	November	December	January	February	March	April	May	June	July	August	September
INCOME												
Rental Income	\$ -	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26
Additional Rental Income												
Common Area Maintenance Reimbursement							\$ 24,122.26			\$ 24,122.26		
Total Income	\$ -	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 32,200.26	\$ 56,322.52	\$ 32,200.26	\$ 32,200.26	\$ 56,322.52	\$ 32,200.26	\$ 32,200.26
OPERATING EXPENSES												
Advertising												
Auto and Truck Expense												
Cleaning and Maintenance	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50	\$ 4,961.50
Commissions												
Officer/Insider Compensation*												
Insurance		\$ 3,677.33	\$ 3,677.33	\$ 3,677.33	\$ 3,677.33	\$ 3,677.33	\$ 3,677.33	\$ 3,677.33	\$ 3,677.33	\$ 3,677.33	\$ 3,677.33	\$ 3,677.33
Management Fees/Bonuses												
Office Expense	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00	\$ 1,639.00
Other Interest												
Repairs	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00	\$ 5,350.00
Supplies	\$ 440.36	\$ 440.36	\$ -	\$ 440.36	\$ 440.36	\$ 440.36	\$ 440.36	\$ 440.36	\$ 440.36	\$ 440.36	\$ 440.36	\$ 440.36
Taxes - Real Estate			\$ -				\$ 41,622.00			\$ 41,622.00		
Travel and Entertainment												
Utilities	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36	\$ 7,004.36
Other Expenses												
Total Expenses	\$ 19,395.22	\$ 23,072.55	\$ 22,632.19	\$ 23,072.55	\$ 23,072.55	\$ 23,072.55	\$ 64,694.55	\$ 23,072.55	\$ 23,072.55	\$ 64,694.55	\$ 23,072.55	\$ 23,072.55
Debt Service												
Professional Fees												
U.S. Trustee Fees				\$ 975.00			\$ 975.00			\$ 975.00		
Court Costs												
Net Income	\$ (19,395.22)	\$ 9,127.71	\$ 9,568.07	\$ 8,152.71	\$ 9,127.71	\$ 9,127.71	\$ (9,347.03)	\$ 9,127.71	\$ 9,127.71	\$ (9,347.03)	\$ 9,127.71	\$ 9,127.71
Tenant Improvements												
Vacancy Allowance												
Net Cash Flow	\$ (19,395.22)	\$ 9,127.71	\$ 9,568.07	\$ 8,152.71	\$ 9,127.71	\$ 9,127.71	\$ (9,347.03)	\$ 9,127.71	\$ 9,127.71	\$ (9,347.03)	\$ 9,127.71	\$ 9,127.71

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DEBTOR QUESTIONNAIRE

Must be completed each month. If the answer to any of the questions is "Yes", provide a detailed explanation of each item. Attach additional sheets if necessary.		Yes	No
1	Have any assets been sold or transferred outside the normal course of business this reporting period?		X
2	Have any funds been disbursed from any account other than a debtor in possession account this reporting period?		X
3	Is the Debtor delinquent in the timely filing of any post-petition tax returns?		X
4	Are workers compensation, general liability or other necessary insurance coverages expired or cancelled, or has the debtor received notice of expiration or cancellation of such policies?		X
5	Is the Debtor delinquent in paying any insurance premium payment?		X
6	Have any payments been made on pre-petition liabilities this reporting period?		X
7	Are any post petition receivables (accounts, notes or loans) due from related parties?		X
8	Are any post petition State or Federal income taxes past due?		X
9	Are any post petition real estate taxes past due?		X
10	Are any other post petition taxes past due?		X
11	Have any pre-petition taxes been paid during this reporting period?		X
12	Are any amounts owed to post petition creditors delinquent?		X
13	Have any post petition loans been received by the Debtor from any party?		X
14	Is the Debtor delinquent in paying any U.S. Trustee fees?		X
15	Is the Debtor delinquent with any court ordered payments to attorneys or other professionals?		X
16	Have the owners or shareholders received any compensation outside of the normal course of business?		X

ATTACHMENT TO SCHEDULE OF CASH RECEIPTS AND DISBURSEMENTS

Date	Transaction Number	Payee	Amount	Date Cleared
11/1/2018	Check No. 157	Falcon Power Installers	\$3,300.00	11/2/2018
11/7/2018	110718	National Grid	\$162.76	11/7/2018
11/20/2018	Check No. 158	Bank Direct	\$2,222.83	11/21/2018
11/29/2018	112918	ConEdison	\$4,172.97	11/29/2018
TOTAL			\$9,858.56	



VORAS ENTERPRISE INC.
DEBTOR-IN-POSSESSION CASE NO. 17-45570
132 RALPH AVE
BROOKLYN NY 11233

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both your business and personal needs.

ACCOUNT SUMMARY FOR PERIOD NOVEMBER 01, 2018 - NOVEMBER 30, 2018

Spark Basic Checking [REDACTED]			VORAS ENTERPRISE INC.	
Previous Balance	10/31/18	\$66,312.79	Number of Days in Cycle	30
2 Deposits/Credits		\$41,848.40	Minimum Balance This Cycle	\$66,312.79
4 Checks/Debits		(\$9,858.56)	Average Collected Balance	\$94,058.42
Service Charges		\$0.00		
Ending Balance	11/30/18	\$98,302.63		

ACCOUNT DETAIL FOR PERIOD NOVEMBER 01, 2018 - NOVEMBER 30, 2018

Spark Basic Checking [REDACTED]			VORAS ENTERPRISE INC.		
Date	Description	Deposits/Credits	Withdrawals/Debits	Resulting Balance	
11/01	Customer Deposit	\$20,927.20		\$87,239.99	
11/02	Check 157		\$3,300.00	\$83,939.99	
11/07	ACH Withdrawal NATIONAL GRID NY UTILITYPAY 110718 voras enterprise 00253013535		\$162.76	\$83,777.23	
11/13	Customer Deposit	\$20,921.20		\$104,698.43	
11/21	Check 158		\$2,222.83	\$102,475.60	
11/29	ACH Withdrawal CON ED OF NY INTELL CK 112918 VORAS ENTERPRISE INC.D *****0053		\$4,172.97	\$98,302.63	
Total		\$41,848.40	\$9,858.56		

Spark Basic Checking			VORAS ENTERPRISE INC.					
Checks * designates gap in check sequence								
Check No.	Date	Amount	Check No.	Date	Amount	Check No.	Date	Amount
157	11/02	\$3,300.00	158	11/21	\$2,222.83			

Thank you for banking with us.

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Voras Bank Acct.- Capital One

12/12/2018

Bank Reconciliation Report

11/30/2018

Posted by: calcid on 12/12/2018

Balance Per Bank Statement as of 11/30/2018 **98,302.63**

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/24/2018	42418	birch - Birch	64.57
10/12/2018	152	kcharles - Keith charles	650.00
11/29/2018	159	elevatorinsp - Gotham Elevator Inspection	750.00
11/30/2018	160	hdaley - Henry Daley (Marhsal, city of New York)	4,000.00
Less:	Outstanding Checks		5,464.57
	Reconciled Bank Balance		92,838.06

Balance per GL as of 11/30/2018 **92,838.06**

Reconciled Balance Per G/L **92,838.06**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/1/2018	157	falcon - Falcon Power Installers	3,300.00	11/2/2018
11/1/2018	11011813535	ngrid - National Grid	162.76	11/7/2018
11/20/2018	158	nebhdco - NEBHDCo	2,222.83	11/21/2018
11/27/2018	202609067	coned - ConEdison	4,172.97	11/29/2018
Total Cleared Checks			9,858.56	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/1/2018	28		20,927.20	11/13/2018
11/10/2018	27		20,921.20	11/12/2018
Total Cleared Deposits			41,848.40	



VORAS ENTERPRISE INC.
 UTILITY DEBTOR-IN-POSSESSION
 CASE NO. 17-45570
 132 RALPH AVE
 BROOKLYN NY 11233

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 both your business and personal needs.

ACCOUNT SUMMARY FOR PERIOD NOVEMBER 01, 2018 - NOVEMBER 30, 2018

Commercial Checking [REDACTED]		VORAS ENTERPRISE INC.	
Previous Balance 10/31/18	\$1,000.00	Number of Days in Cycle	30
0 Deposits/Credits	\$0.00	Minimum Balance This Cycle	\$1,000.00
0 Checks/Debits	\$0.00	Average Collected Balance	\$1,000.00
Service Charges	\$0.00		
Ending Balance 11/30/18	\$1,000.00		

ACCOUNT DETAIL FOR PERIOD NOVEMBER 01, 2018 - NOVEMBER 30, 2018

Commercial Checking [REDACTED]		VORAS ENTERPRISE INC.		
<i>Date</i>	<i>Description</i>	<i>Deposits/Credits</i>	<i>Withdrawals/Debits</i>	<i>Resulting Balance</i>
11/01				\$1,000.00
	No Account Activity this Statement Period			
11/30				\$1,000.00
Total		\$0.00	\$0.00	
No Items Processed				

Thank you for banking with us.

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Voras Bank Account - Capital One
Bank Reconciliation Report
11/30/2018
Acc# [REDACTED]

Opening Book Balance	\$ 1,000.00
Deposits	-
Disbursements	-
Book Balance	<u>\$ 1,000.00</u>
Outstanding Checks	-
Total Outstanding Checks	<u>-</u>
Deposit in Transit	-
Adjusted Book Balance	<u>\$ 1,000.00</u>
Bank Balance-10/31/2018	1,000.00
Difference (Reconciled Bank Balance and Book Balance)	<u><u>-</u></u>